



## Ashridge Cottage Hallsannery, Bideford, Devon EX39 5HE

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Spacious character 3-bed cottage, enjoying superb rural views, located on a working farm just outside Bideford.

Bideford - 2 miles, beach at Westward Ho! - 4.5 miles, Barnstaple - 11 miles

- Rural location with views
- Garden & parking
- Oil-fired central heating
- New windows and newly decorated
- Available mid-April
- 12+ months
- Not suitable for dogs
- Deposit £1326
- Council Tax Band C
- Tenant Fees Apply

£1,150 Per Calendar Month

01271 322837 | [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk)

## THE PROPERTY COMPRISES

Parking area leads to rear patio area leading to the entrance door giving access to:

### ENTRANCE HALL

Space for coats and boots. Slate floor. Radiator. Smoke alarm.

### CLOAK ROOM

**5'9" x 3'10"**

Wash hand basin. WC. Slate floor. Radiator. Extraction fan. Electrical fuseboard.

### KITCHEN/BREAKFAST ROOM

**16'11" x 8'8" max**

Shaker style pine country kitchen. Timber work surface and drainer. Belfast sink with hot and cold water taps. Electric cooker. Space and plumbing for washing machine. Space for undercounter appliance. Heating thermostat and programmer. Storage area under stairs. Slate floor. Radiator. Heat alarm.

### LIVING/DINING ROOM

**26'10" x 12'11" max**

Spacious dual aspect living/dining space. Outstanding views to the front. Views of the garden to the rear. Fitted carpet. Two radiators. Door to rear patio.

### FIRST FLOOR LANDING

Part fitted with carpet and part exposed timber flooring. Two smoke alarms.

### BATHROOM

**8'9" x 5'11" max**

L-shaped bath with shower over the bath. Vanity unit with wash hand basin. WC. LVT flooring. Radiator. Extraction.

### BEDROOM

**13'3" x 12'5" max**

Spacious double bedroom. Cupboard housing the hot water cylinder. Fitted carpet. Radiator.

### BEDROOM 3

**11'0" x 8'5" max**

Double bedroom. Exposed timber floor. Radiator.

### BEDROOM 1

**12'11" x 11'8"**

Spacious dual aspect double bedroom. Exposed timber floor. Radiator.

### EN-SUITE SHOWER ROOM

**8'4" x 3'4"**

Shower cubicle. Part tiled walls. Wash hand basin. WC. Timber flooring. Radiator.

### OUTSIDE FRONT

Lawn with gravelled plant beds. Oil fired boiler in dedicated housing. Off-road parking for 2 vehicles to the side.

### OUTSIDE REAR

Suntrap paved patio. Good-sized raised lawn. Country-side views. Oil tank. Outside light, power and tap.

### AGENT'S NOTE

There is part of a barn available for storage with the landlord's agreement. The property is located on a working farm and sadly not suitable for dogs.

### SERVICES

Electric - Mains connected

Drainage - Private drainage via septic tank.

Shared private water - £50.00 per calendar month payable to the landlord for water and drainage combined.

Heating - Oil-fired central heating.

Ofcom predicted broadband services - Standard: Download 8 Mbps, Upload 1 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - EE. External - EE, Three, O2 and Vodafone.

Local Authority: Council tax band C

### SITUATION

Rurally situated on the edge of the hamlet of Hallsannery, the port town of Bideford (1.7 miles) extends a range of facilities; including

independent/artisan shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private), several supermarkets and a retail complex with a range of popular brands. The coastal resorts of Westward Ho!, (4.8 miles) Appledore (6.7 miles) and Instow (7 miles) offer a mixture of sandy beaches, fine pubs/restaurants and an historic quay, amongst other amenities and attractions. The A39/North Devon Link Road bypasses Bideford and provides brisk passage in/out of the area, to the regional centre of Barnstaple (13.5 miles) and to the M5 motorway Tiverton Parkway train station (London Paddington 1h 57m).

### DIRECTIONS

What3Words: //reap.bends.trailing

### RENTERS RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_roadmap.pdf)

### LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 12 months plus and is available mid-April. RENT: £1,150.00 PCM exclusive of all other charges. WATER & DRAINAGE £50.00 per calendar month payable to the landlord. Pets considered by negotiation. Sadly not suitable for dogs due to being on a working farm. DEPOSIT: £1,326 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). No sharers or smokers. A minimum annual gross household income of £34,500.00 is required to be considered. References required, viewings strictly through the agents.

### TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £265.00) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

### TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.



*IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.*



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